



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen
Jane Light
Sara L. Hensley

**SUBJECT: ALMADEN COMMUNITY CENTER
AND BRANCH LIBRARY**

DATE: 04-07-04

Approved:

Date:

Council District: 10

RECOMMENDATION

Report on bids and take appropriate action based on the evaluation of bids for the Almaden Community Center and Branch Library Project, and approval of a ten percent contingency. CEQA: Mitigated Negative Declaration, PP02-10-309.

BACKGROUND

The new Almaden Community Center and Branch Library is the sixth library and the first joint community center and library to be constructed using City Library and Park Bond Funds. The project is based on the Almaden Community Center, Branch Library and Parma Park Master Plan approved by Council on August 19, 2003. The site is located on Camden Avenue between Bose Lane and Little Falls Drive.

The 65,000 SF two-story joint facility is comprised of a community center which includes a 4,000 SF community room with adjoining commercial kitchen, a gymnasium, aerobic/dance studio, classrooms, computer lab, cooking classroom, children's activity rooms, and a library with various reading areas, tech center, teen area and community program room. The project also includes an outdoor courtyard, public art projects by 3 artists, 169 on site parking spaces and new park restroom facilities. The joint facility replaces the existing community center and branch library currently occupying the same site.

In addition to the basic comprehensive bid package two Add-Alternates have been included. The Add-Alternates are (1) terrazzo flooring in entry lobby and (2) exterior and interior stone veneer.

Construction is scheduled to begin in June with completion in January 2006.

ANALYSIS

A supplemental memo will be provided after bids are opened on April 15, 2004.

In accordance with the Green Building Policy, this project was designed and will be built to meet or exceed the equivalent of a "Certified" rating using the LEED rating system. Council Policy provides for a standard contingency of ten percent on public works projects involving the construction of a building. The standard contingency is appropriate for this project.

PUBLIC OUTREACH

Community input into the master planning and design effort for this facility was accomplished through numerous community meetings and workshops. Community members were notified of these meetings through flyers and staff solicitation of users at the existing facilities and mailers to nearby residents as stated in the Planning Outreach guidelines.

Due to the size of this project general contractors were required to submit a prequalification package for approval prior to being eligible to submit bids for construction. To comply with City policy and to generate interest among subcontractors this project will be listed on the City's Internet Bid Line and advertised in the *San José Post Record*. Bid packages for all Department of Public Works construction projects are provided to various contractor organizations and builder's exchanges.

COORDINATION

This project and memorandum have been coordinated with the Departments of Finance, General Services, Planning, Building and Code Enforcement, City Manager's Budget Office and City Attorney's Office.

COST IMPLICATIONS

1. AMOUNT OF RECOMMENDATION: (Engineer's Estimate) \$17,985,000
2. COST OF PROJECT:

Project Delivery	\$ 5,175,500 *
Construction	17,985,000
Contingency	<u>1,798,500</u>
Total	\$24,959,000

*A total of \$2,502,488 was expended/encumbered in 2001-2002 and 2002-2003 for project delivery costs.

3. **SOURCE OF FUNDING:** 472 – Branch Libraries Bond Projects Fund
471 – Parks and Recreation Bond Projects Fund
4. **FISCAL IMPACT:** This project is consistent with the Council-approved Budget Strategy Economic Recovery section in that it will spur construction spending in our local economy. The impact to the operating budget from the opening of the library will initially be offset by savings resulting from the closing of the Pearl Avenue Branch scheduled for reconstruction.

BUDGET REFERENCE

Fund #	Appn. #	Appn. Name	RC #	Total Appn.	Amt. For Contract	Adopted Budget Page	Last Budget Action (Date, Ord. #.)
471	6906	Almaden Community Center-Multi-Service	117913	\$15,682,000	\$11,870,000	Page 728	10/14/03, Ord. No. 26997
472	4315	Almaden Branch	120950	\$7,481,000	\$6,115,000	Page 365	10/14/03, Ord. No. 26997
		Total		\$23,163,000	\$17,985,000		

*An additional \$345,000 is budgeted in the Parks and Recreation Bond Fund in 2004-2005 through 2005-2006 and an additional \$309,000 is budgeted in the Library Bond Fund in 2004-2005 through 2005-2006 for project costs.

CEQA

Mitigated Negative Declaration, PP02-10-309.

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